

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 WALNUT COURT CRANBOURNE NORTH VIC 3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Cranbourne North

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|---|-----------|-----------|
| 43 COURTENAY AVENUE CRANBOURNE NORTH VIC 3977 | \$645,000 | 07-Nov-24 |
| 34 COURTENAY AVENUE CRANBOURNE NORTH VIC 3977 | \$635,000 | 17-Dec-23 |
| 10 DIOSMA COURT CRANBOURNE NORTH VIC 3977 | \$630,000 | 11-Sep-23 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 February 2025

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**43 COURTENAY AVENUE
CRANBOURNE NORTH VIC 3977**

3 1 2

Sold Price **\$645,000** Sold Date **07-Nov-24**

Distance **0.28km**



**34 COURTENAY AVENUE
CRANBOURNE NORTH VIC 3977**

3 1 2

Sold Price **\$635,000** Sold Date **17-Dec-23**

Distance **0.33km**



**10 DIOSMA COURT CRANBOURNE
NORTH VIC 3977**

3 1 -

Sold Price **\$630,000** Sold Date **11-Sep-23**

Distance **0.36km**

RS = Recent sale

UN = Undisclosed Sale

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